



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 17, 2005

PRESENT: Kennett, Martin, Pyle

ABSENT: Fruit, Cain

LATE: None

STAFF: Associate Planner Tolentino, BAHS Director Toy

REGULAR MEETING

Vice-Chair Kennett called the meeting to order at 7:05 p.m.

DECLARATION OF POSTING OF AGENDA

Associate Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Vice-Chair Kennett opened the public comment period. Vice-Chair Kennett requested direction from the Board regarding how far to extend veneers and bands along the side elevation of a modified setback dwelling where the fence line is setback up to 20 feet behind the front elevation of the home. It was the consensus of the Board that veneers and bands should terminate where there is a change in plane or material, or at the meters/utilities. No other public comments were received. Vice-Chair Kennett closed the public comment period.

MINUTES:

FEBRUARY 3, 2005

BOARD MEMBERS PYLE/MARTIN MOTIONED TO APPROVE THE FEBRUARY 3, 2005 MINUTES AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: KENNETT, PYLE, MARTIN
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT, CAIN

SUBCOMMITTEE

1. Venture Professional Center
2. W. Main – Dias

BOARD MEMBERS HAD NO COMMENT ON THE SUBCOMMITTEE ACTIONS.

NEW BUSINESS

1. **SITE REVIEW, SR-04-19: MONTEREY-SOUTH COUNTY HOUSING:** A request for site, landscape and architectural plan approval for the construction of a 67-unit affordable housing project (54 apartment units, one manager's unit, and 12 townhomes). The relocation and modification of a historically designated motor court is also proposed. The subject site is approximately 4.8 acres in size, and is located between Monterey Road and Del Monte Avenue (north of Wright Avenue) in an R3 zoning district.

BOARD MEMBERS MARTIN/PYLE MOTIONED TO CONTINUE ITEM TO THE MARCH 3 ARB MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT, CAIN

2. **SITE REVIEW AMENDMENT, SRA-04-09: RAILROAD-LUSAMERICA:** A request to amend the approved site, landscape and architectural plans for the use of an existing 65,160-sf industrial building for a wholesale seafood distribution facility. The subject site is approximately 7.4 acres in size, and is located at the northeast corner of Barrett Ave. and Railroad Ave. in the MG, General Industrial District.

BOARD MEMBERS MARTIN/PYLE MOTIONED TO CONTINUE ITEM TO THE MARCH 3 ARB MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: KENNETT, MARTIN, PYLE
NOES: NONE
ABSTAIN: NONE
ABSENT: FRUIT, CAIN

OTHER BUSINESS

3. **SIGNAGE ON SMALL SHOPPING CENTER MONUMENT SIGNS:** Request for Board direction regarding acceptable shopping center monument sign restrictions.

The Board directed Staff to limit small shopping center monument signs to include no more than three sign panels advertising businesses within the shopping center. The design of the sign would be subject to ARB approval.

4. **SITE REVIEW, SR-05-04: COCHRANE-DENNY'S:** A request for preliminary review of site, architectural and landscape plans for a restaurant proposed within the Tharaldson PUD located at the northwest quadrant of Cochrane Rd. and Highway 101.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

1. At least 50 percent of all site trees should be evergreen.
2. Provide plant symbols for all landscape material listed in the Plant Legend.
3. Ensure that the transformer is properly screened.
4. Identify/call out all proposed building materials on the building elevations.
5. Break up the long linear expanse of the building with varying roof lines/parapet heights and substantial building projections that show on all four sides of the building.
6. Provide vertical and horizontal variation; avoid large flat surfaces.
7. Consider the use of bracket trellises on the building for vines to grow upon.
8. Provide equal level of detail and articulation on all four sides of the building.
9. Use varying shades of the same color to break up the building mass.
10. Consider incorporating cantilever details and columns similar to the In-N-Out Burger building.
11. Utilize different building materials (e.g. brick or stone veneer).
12. Incorporate non-rectangular building elements (e.g. arches).
13. Chair Fruit provided written comments on the preliminary plans which were distributed to the Board and project applicants.

ADJOURNMENT: Vice-Chair Kennett adjourned the meeting at 8:25 p.m.

MINUTES PREPARED BY:

REBECCA TOLENTINO